0624

BILL NO. X-77-05-22

ANNEXATION ORDINANCE NO. X- Withdrawn

An ORDINANCE annexing certain territory to the City of Fort Wayne, and including the same in Councilmanic District No. #4

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the following described territory be, and the same is hereby, annexed to and made a part of the corporation of the City of Fort Wayne, Indiana, to-wit:

Beginning at the intersection of the west right-of-way line of Ardmore Avenue and the north right-of-way line of Engle Road; thence follow the present corporate limits east along north right-of-way line of Engle Rd. to the intersection of the northerly right-of-way line of the Norfolk & Western R.R.; thence N.E. along the northerly right-of-way of said R.R. to the north-south center line of Sec. 16, T 30 N, R 12 E; thence north along north-south center line of said Sec. 16 to the intersection of the south right-or-way line of Nuttman Avenue (Dutch Road); thence east along said south right-of-way line to the intersection of the projected east right-of-way line of Freeman St.; thence north along the projected east right-of-way line of Freeman St. and the east right-of-way line of Freeman Street to the intersection of an east-west line parallel to and 251' north of the south section line of Section 9, T 30 N, R 12 E; thence west along this east-west line parallel to and 251' north of the south section line of said Sec. 9 to the intersection of the west right-of-way line of Ardmore Avenue; thence south along the west right-of-way line of Ardmore Avenue to the south right-of-way line of Covington Rd.; thence west along the south right-of-way line of Covington Rd. to the east right-of-way line of South Bend Drive; thence south-west along the east right-of-way line of South Bend Drive to the east right-of-way line of Fairway Drive; thence south along the east right-of-way line of Fairway Drive Extended 50' south to the north line of Langford Oaks Addition, Section A, this also being the southeast corner of Lot 211 Country Club View Addition; thence east along said north boundary of Langford Oaks Addition, Section A Extended to the southwest corner of Rousseau's Country Club Addition; thence east along south boundry of Rousseau's Country Club Addition and extended to the east right-of-way line of Smith Rd., this also being the north right-of-way line of Langford Lane; thence south along the east right-of-way line of Smith Road to the north right-of-way line of Engle Road; thence east along the north right-of-way line of Engle Road to the west right-of-way line of Ardmore Avenue the point of beginning. An area of approximately 1066 acres.

SECTION 2. It is the policy of the City of Fort Wayne to furnish the above described territory within a period of (3) three years, governmental and proprietary services substantially equivalent in standard and scope to the governmental and proprietary services furnished by the annexing city to other areas of the city which have characteristics of topography, patterns of land utilization and population density similar to said described territory.

APPROVED AS TO FORM
AND LEGALITY,

CITY ATTORNEY

SECTION 3. Governmental and proprietary services which will be provided to the described territory are outlined in the fiscal plan for the territory developed by the Department of Community Development and Planning, which plan was examined, approved and adopted by the Common Council prior to the passage of this Ordinance.

SECTION 4. Said annexed territory shall be part of Councilmanic District No. 4 of the City of Fort Wayne, Indiana, as described in Section 2-0 of Article II of the Code of the City of Fort Wayne, Indiana 1974.

SECTION 5. This Ordinance shall be in full force and effect after its passage, approval by the Mayor and sixty days after final publication thereof as required by law.

James S Stier

Councilman

Read the first time in full and on motion by Stier, seconded by Hinga, and duly adopted, read the second time by title and referred to the Committee on Annexation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19__, at _____ o'clock _____ M.,E.S.T.

DATE: 5-10-77

[signature]
CITY CLERK

Read the third time in full and on motion by Eisbart, seconded by Gia Quinta, and duly adopted, placed on its passage.

PASSED ~~(LOST)~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES					
BURNS					
HINGA					
HUNTER					
MOSES					
NUCKOLS					
SCHMIDT, D.					
SCHMIDT, V.					
STIER					
TALARICO					

Withdrawn

DATE: _____

_____
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) No. _____ on the _____ day of _____, 19__.

ATTEST: (SEAL)

_____
CITY CLERK

_____
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day of _____, 19__, at the hour of _____ o'clock _____ M.,E.S.T.

_____
CITY CLERK

Approved and signed by me this _____ day of _____, 19__, at the hour of _____ o'clock _____ M.,E.S.T.

_____
MAYOR

Feb. 17

BILL NO. X-77-05-22

REPORT OF THE COMMITTEE ON ANNEXATION

WE, YOUR COMMITTEE ON Annexation TO WHOM WAS REFERRED AN ORDINANCE annexing certain territory to the City of Fort Wayne, and including the same in Councilmanic District No. 4

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE WITHDRAWN PASS.

BEN A. EISBART, CHAIRMAN

DONALD J. SCHMIDT, VICE CHAIRMAN

VIVIAN G. SCHMIDT

SAMUEL J. TALARICO

MARK E. GiaQUINTA

1-14-81
DATE

CONCURRED IN
CHARLES W. ...STERMAN, CITY CLERK

Bill No. X-77-05-22

REPORT OF THE COMMITTEE ON ANNEXATION

We, your Committee on Annexation to whom was referred an Ordinance

have had said Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance _____ PASS.

JAMES S. STIER - CHAIRMAN

WILLIAM T. HINGA - VICE CHAIRMAN

VIVIAN G. SCHMIDT

JOHN NUCKOLS

SAMUEL J. TALARICO

to be brought back
Hold

Bill No. X-77-05-22

REPORT OF THE COMMITTEE ON ANNEXATION

We, your Committee on Annexation to whom was referred an Ordinance annexing certain territory to the City of Fort Wayne, and including the same in Councilmanic District No. 4 (Country Club)

have had said Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance _____ PASS.

JAMES S. STIER - CHAIRMAN

WILLIAM T. HINGA - VICE CHAIRMAN

VIVIAN G. SCHMIDT

JOHN NUCKOLS

DONALD J. SCHMIDT

R E S O L U T I O N

WHEREAS, the Fort Wayne City Plan Commission has previously resolved that all land projected to be urban in character within the next twenty (20) years should become part of the City; and,

WHEREAS, the property in question is needed by the City for development in the resonably near future; and,

WHEREAS, the City has developed a plan to provide governmental and proprietary services to this area.

WHEREAS, the property involved in described as follows:

Beginning at the intersection of the west right-of-way line of Ardmore Avenue and the north right-of-way line of Engle Road; thence follow the present corporate limits east along north right-of-way line of Engle Road to the intersection of the northerly right-of-way line of the Norfolk and Western R.R.; thence N.E. along the northerly right-of-way of said RR. to the north-south center line of Sec. 16, T 30 N, R 12 E; thence north along north-south center line of said Sec. 16 to the intersection of the south right-of-way line of Nuttman Avenue (Dutch Road); thence east along said south right-of-way line to the intersection of the projected east right-of-way line of Freeman Street; thence north along the projected east right-of-way line of Freeman Street (and the east right-of-way line of Freeman Street) to the intersection of an east-west line parallel to and 251' north of the south section line of Section 9, T 30 N, R 12 E; thence west along this east-west line parallel to and 251' north of the south section line of said Sec. 9 to the intersection of the west right-of-way line of Ardmore Avenue; thence south along the west right-of-way line of Ardmore Avenue to the south line of Covington Road; thence west along the south right-of-way line of Covington Road to the east right-of-way line of South Bend Drive; thence south-west along the east right-of-way line of South Bend Drive to the east right-of-way line of Fairway Drive; thence south along the east right-of-way lien of Fairway Drive Extended 50' south to the north line of Langford Oaks Addition, Section A, this also being the southeast corner of Lot 211 Country Club View Addition; thence east along said north boundary of Langford Oaks Addition, Section A Extended to the southwest corner of Rousseau's Country Club Addition; thence east along south boundry of Rousseau's Country Club Addition and extended to the east right-of-way line of Smith Road, this also being the north right-of-way line of Langford Lane; thence south along the east right-of-way line of Smith Road to the north right-of-way line of Engle Road; thence east along the north right-of-way line of Engle Road to the west right-of-way line of Ardmore Avenue the point of beginning. An area of approximately 1066 acres.

NOW,THEREFORE, BE IT RESOLVED, that the Fort Wayne City Plan Commission recommends to the Common Council of the City of Fort Wayne that the property described be annexed into the City.

This is to certify that the above is a true and exact copy of a resolution adopted at the Fort Wayne City Plan Commission meeting held September 25, 1978.

Certified and signed this
25th day of September, 1978.

Luben Lazoff
Secretary

R E S O L U T I O N

WHEREAS, the Fort Wayne City Plan Commission has previously resolved that all land projected to be urban in character within the next twenty (20) years should become part of the City; and,

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Certified and signed this
25th day of September, 1978.

Luben Lazoff
Secretary

Memorandum

To Members of City Council Date Oct. 4, 1978

From R. Steven Hill

Subject Fort Wayne Country Club Annexation - Bill No. X-77-05-02

COPIES TO:

Mayor Armstrong
John Stafford

The Department of Community Development and Planning has completed the Fort Wayne Country Club Annexation Study. After a public meeting with the area's residents and a public hearing, the City Plan Commission passed a resolution recommending that the Country Club annexation area be annexed to the City.

This resolution and the annexation report are being forwarded to City Council for its consideration. The staff of CD&P will be available to discuss with the City Council this proposed annexation.

Memorandum

To Members of Common Council Date 11-9-78

From John Stafford/CD & P

Subject Country Club Annexation

COPIES TO:

At the Country Club Annexation public hearing, City Council asked CD & P to respond to serveral important questions with regard to this annexation. Here are our answers.

1. Why does the proposed area include so much flood plain area?

   This was necessary to have a compact City boundary and to facilitate efficient delivery of services such as police and fire protection to this area and for future annexations. This applies to areas west and south of the proposed annexation.

2. What will happen to the area after annexation, and the flood plain in particular?

   Development in the flood plain area will be controlled by the State Department of Natural Resources and the City's Flood Plain Zoning Ordinance. Development proposals will be evaluated on a case by case method. Other areas are expected to develop in the near future in accordance with existing zoning. This includes residential and industrial areas. Private and public decisions (development of the Ardmore Corridor for example) will set the pace and character of future development.

3. Why not include more developed areas in this ordinance?

   The future development criteria of State Law is being used. More populus areas can be annexed under the density or percentage subdivided criteria. It would be awkward to try to annex an area large enough to include the Country Club area under one of these two criteria.

4. How will the annexation affect the Wayne Township Fire Department?

   It will take away 117 structures from their service area. As long as this fire fighting unit is under contract with Aboite Township, that 117 will easily be replaced by new housing units constructed in Aboite Township. Future annexations will require a new City Fire Station in the area. At that time Fort Wayne, Aboite Township and the Wayne Township Trustee will have to determine the use of the South Bend Drive Wayne Township Station equipment and personnel.

5. Where will City fire protection come from during floods?

   Primary coverage for this area will come from the Station at Taylor and Brooklyn. Assistance will come from the station at Spring and Linderwood, or Broadway at Old Trail Road. During floods, access could be from the north, through areas already in the City. Specific routes will depend upon particular weather conditions.

   Fort Wayne has fire units closer to the Freeman-Covington area than the Wayne Township Station on South Bend Drive and these units would have better access during flooding.

THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

city plan commission

6 October 1978

COMMUNICATIONS FROM THE CITY PLAN COMMISSION

The Common Council of the
City of Fort Wayne
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Schmidt:

Attached hereto is a resolution of the City Plan Commission concerning an annexation.

The proposed annexation ordinance is designated as:

Bill No. X-77-05-22

The Plan Commission resolution recommends that the territory referred to in the ordinance and resolution be annexed to the City.

Respectfully submitted,

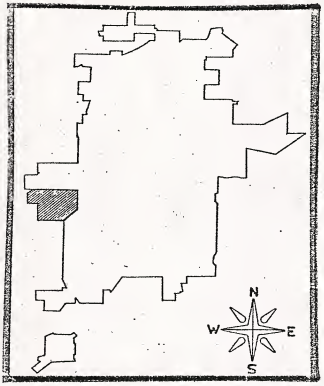
CITY PLAN COMMISSION

Certified and signed this
3rd day of October, 1978.

Luben Lazoff

Luben Lazoff
Secretary

FORT WAYNE COUNTRY CLUB ANNEXATION

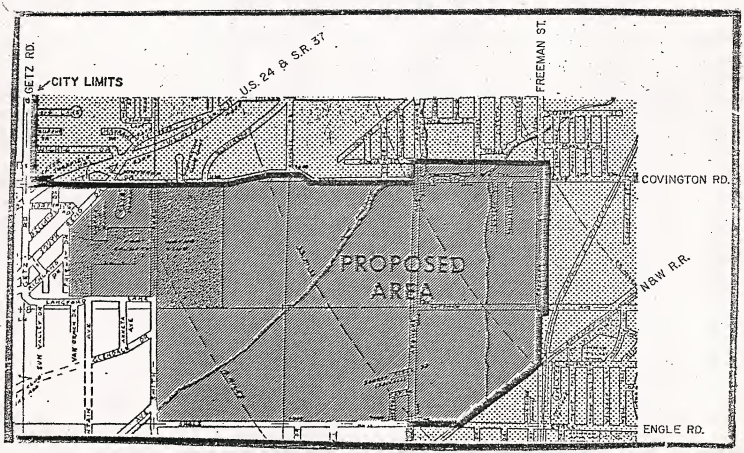


Bill No. X-77-05-22

Ordinance No.

Effective Date

City of Fort Wayne C.D. & P.



INTRODUCTION

The proposed Fort Wayne Country Club annexation area is west of Fort Wayne in Wayne Township and is bounded on its northern and eastern sides by the City. The basis for annexing this area is the provision of State law that allows the annexation of areas that are needed and can be used by the City for development in the reasonably near future. Such areas must be at least twenty-five percent (25%) contiguous to the City (I.C. 18-5-10-25).

Growth is expected in the Country Club area and the area is fifty-seven percent (57%) contiguous to Fort Wayne. Population projections show that the urban area will be growing. Part of this growth can be accomodated by the Country Club area which would be consistent with the adjacent growth strategy of the City and County Plan Commissions.

Industrialization is already occurring along Engle Road to the south of the area. It will move into Country Club with the expansion of Engle Ridge Industrial Park.

The community has a need for accessible industrial land and eleven percent (11%) of Country Club, or 116 acres, is zoned industrial. This land is not in the flood plain and should become even more accessible with the planned development of the Ardmore Corridor. Implementation of the proposed extension of Engle Road to Jefferson Boulevard would further enhance the accessibility of this area. Additionally, rapid residential development is taking place to the west of Country Club making it a vital link in the corporate limits of Fort Wayne.

The following describes the area's basic features, the municipal services to be provided upon annexation, the fiscal plan, the fiscal impact of annexation and a recommendation.

is controlled by the Indiana Department of Natural Resources. Upon annexation, the Floodplain Management Control Ordinance, Article X of the Fort Wayne Zoning Ordinance, would also apply.

F. ZONING

County Zoning Classification	Classification Description	Percent
RS-1	Suburban Residential	87.5
RS-2	Multiple Family	.3
MH	Mobile Homes	.8
I-1	Light Industrial	.2
I-2	General Industrial	6.0
C-1	Limited Commercial	.2
I-4	Planned Industrial	5.0

Upon annexation, the land shall be in the territorial jurisdiction of the City Plan Commission and shall automatically become classified with the corresponding City zoning:

RS-1	will change to R-1:	Single Family Residential	(87.5%)
RS-2	will change to R-3:	Multi-Family Residential	(0.3%)
MH	will change to MHP:	Mobile Home Park	(0.8%)
C-1	will change to B1B:	Limited Business	(0.2%)
I-1	will change to M-1:	Light Industry	(0.2%)
I-2	will change to M-2:	General Industry	(6.0%)
I-4	will change to M-2:	General Industry	(5.0%)

(See Map III)

G. PLANNING

Although 73% of the Fort Wayne Country Club area is now agricultural or vacant, rapid urban development is expected. The Fort Wayne area is growing and the Country Club annexation area contains accessible, undeveloped land needed to accommodate this growth. Such development is consistent with the adjacent growth policy of the City and County Plan Commissions and is provided for in the Allen County Comprehensive Plan. Thus, residential and industrial development will be encouraged in the Country Club area instead of in areas that are not contiguous to the urban area. Growth in this fashion promotes the more efficient delivery and use of urban services and minimizes the problems of scattered growth.[1]

Roughly 600 acres, or 58%, of the Country Club area is in the floodplain; where development will be limited. Twenty-three percent (23%), or 116 acres, of the land not in the floodplain (11.2% of the total area) is zoned industrial and is currently undeveloped. Industrialization has already occurred to the south of Country Club and will move north across Engle Road when the 52 acres in the already approved Engle Ridge Road Industrial Park are developed. (See Map IV)

---

[1] Allen County Plan Commission, Allen County Comprehensive Plan, May 1976, pp. 32-3,44.

BASIC DATA

A. Location

Located west of Fort Wayne in Wayne Township as follows:

South of Covington Road, East of Fairway Drive, North of Engle Road, and West of Freeman Street. (See Map I)

Fifty-seven percent (57%) of the area's boundaries are contiguous to the Fort Wayne corporate limits.

B. Size

This area encompasses approximately 1,040 acres, or 1.63 square miles.

C. Population

Using the 1970 census tract density figures for this area, there are 3.3 persons per single family dwelling unit and 2.675 persons per two-family dwelling unit[1]. With 84 single family dwelling units and 30 two-family dwelling units, an estimated 357 people live in the Fort Wayne Country Club annexation area.

D. Buildings

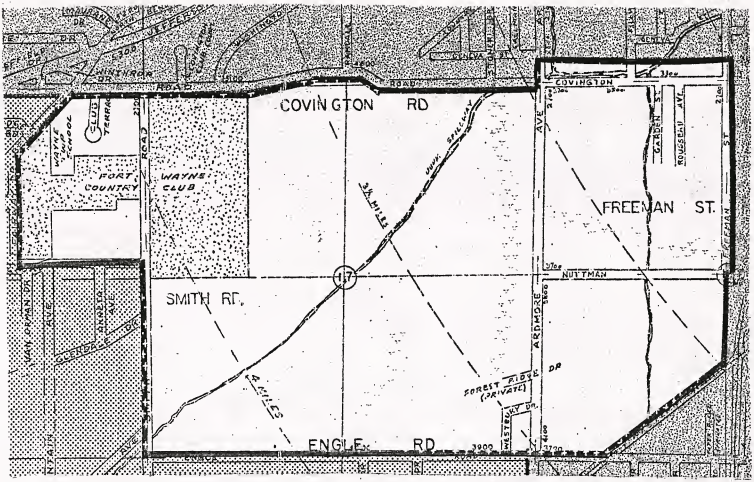
Type	Number	Condition
Industrial	0	-
Commercial	3	Good - Fair
Residential	114	Excellent - Poor

E. Land Use

Type	Acres	Percent
Agricultural or Vacant	764.01	73%
Recreational	181.83	17%
Residential	72.36	7%
Commercial	3.96	1%
Industrial	-	0%
Streets or Roads	16.91	2%
	1,039.07	100%

According to the Army Corps of Engineers and the County Plan Commission, approximately 58% of the Fort Wayne Country Club annexation area is in the flood plain. (See Map II) Development in the flood plain

[1] "1970" Census of Housing, Block Statistics", U.S. Dept. of Commerce, Bureau of the Census, September 1971.



MAP I

FORT WAYNE COUNTRY CLUB ANNEXATION AREA

County

City

Proposed Area

Ardmore Avenue, Engle Road, Smith Road, and Covington Road, major access roads into the Country Club area, are classified as arterials for 1990 by the 1990 Transportation Plan and the Allen County Comprehensive Plan.[1] This proposes the future use of these streets for high traffic volumes not originating or terminating within the immediate neighborhood. Ardmore is under study for the implementation for the Ardmore-Hillegas traffic corridor which will extend from Dalman Road to Dupont Road and will be a major traffic carrier for the western portion of the Fort Wayne urban area. Initial improvements have been implemented already at the corner of Ardmore and Engle. Completion of this corridor, as well as the proposed extension of Engle to Jefferson Blvd., could lead to rapid development in the area.

In addition to these long-range transportation improvements, other capital improvement have been scheduled for the area. The Water Utility has proposed a connecting feeder main along Ardmore Avenue from Elmcrest Drive to Engle Road. Proposed for 1982 at a cost of $82,050, this will enable the Utility to provide better service along the Ardmore corridor. (See Map V) Recently the Freeman-Covington interceptor was constructed just east of Country Club, improving the Sewer Utility's capacity for service to the area. (See Map VI)

In sum, the Country Club area contains land not in the floodplain that is likely to experience rapid urbanization and is therefore needed by Fort Wayne for its future development. Annexation is a means for insuring that urban services are provided to the urban area in an orderly and efficient manner.

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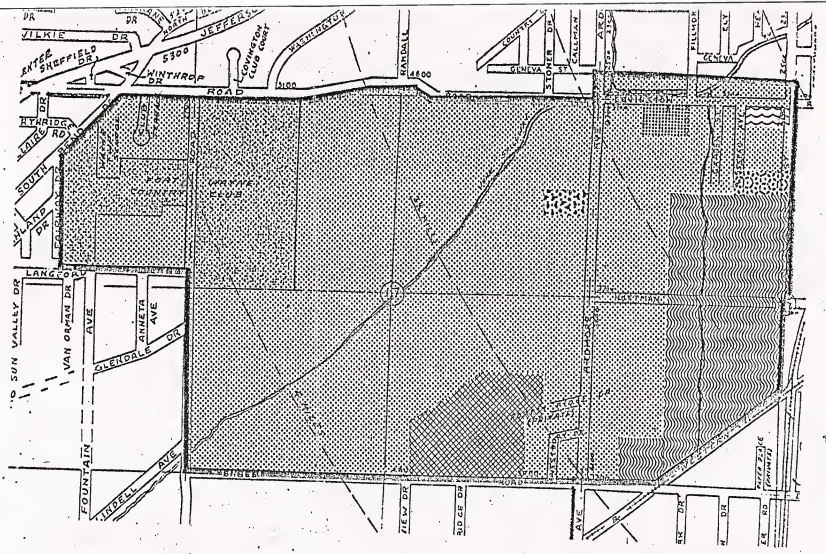
[1] Allen County Plan Commission, Allen County Comprehensive Plan, May 1976 and The Three Rivers Coordinating Council, Fort Wayne, New Haven, Allen County Transportation Study for 1990.



Map: III

COUNTY ZONING DISTRICTS

EXISTING ZONING MAP

RS-1

RS-2

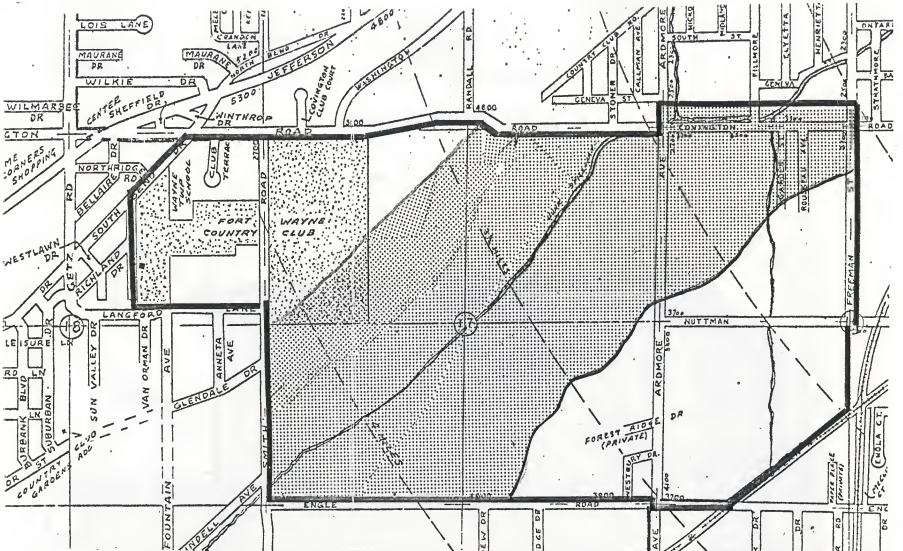
C-1

I-1

I-2

I-4

M-H



Map II

FLOOD PLAIN ACREAGE

Total Area: 1039.07 acres
Flood Plain: 595 acres according to Army Corps of Engineers

Flood Plain

Municipal Services

State law requires that within three (3) years of annexation the City provides the annexed area with "governmental and proprietary services substantially equivalent in standard and scope" to the services provided similar areas in the City. (I.C. 18-5-10-25 (c)). This report contains a fiscal plan for doing so.

In 1970 the Fort Wayne City Council adopted Resolution No. R-83-70 (Bill No. R-70-07-24) that set forth a policy for providing services to newly annexed areas. This plan follows the directives of Resolution R-83-70 while conforming to existing laws, rules and regulations.

Municipal services are analyzed in terms of the needs of the Country Club annexation area and the costs of providing service to the area stipulated. As required by Indiana law, services will be provided in a manner that treats the Country Club area the same way as similar areas in the City are treated. Services will be at City standard, and, where necessary for items such as new street lighting, the standard service provision process will be used just as it is used elsewhere in the City of Fort Wayne.

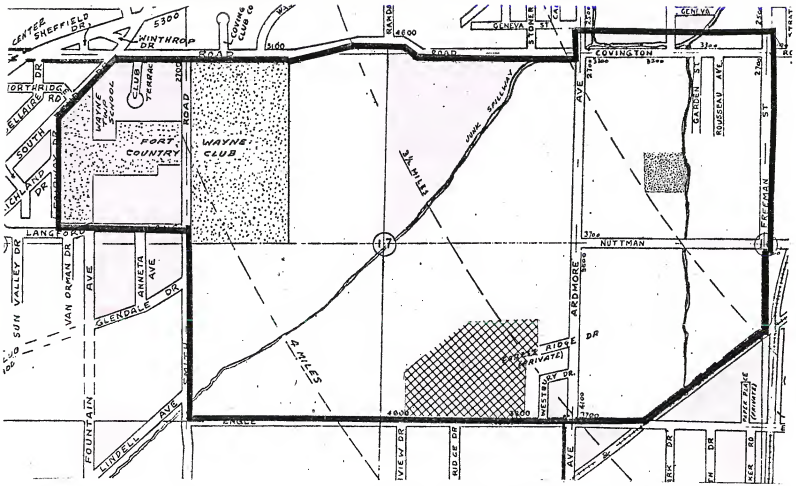
The City of Fort Wayne will provide police and fire protection, emergency medical service, traffic control, solid waste collection, and street and road maintenance immediately upon annexation. Street lighting and street construction will be provided in accordance with the standard processes of the City, which can include resident petitioning and financial participation as well as the routine capital improvement procedures of the City. The water, sewer and drainage services of the Fort Wayne City Utilities will be made available to the area in conformance with relevant State law and Utility policies. The Park facilities of the City will be available to residents with park development in the area contingent upon the park planning standards and methods used throughout the community. The specifics of implementing these services in the Fort Wayne Country Club annexation area are presented in the following reports.

All of the administrative services of the City of Fort Wayne will include the Country Club area in their area of service immediately upon annexation. This includes the Mayor's office, the City Plan Commission, the Metropolitan Commission on Human Relations and others. Since these services are not geographically specific, they are not analyzed in detail for this annexation.

For this Plan, service needs are based upon current development, although several service reports (streets, street lighting, utilities) explain how future development would be served. When levels of service are based upon population (police and fire protection, emergency medical service, solid waste collection and parks) existing population is used in service computations. As population increases, additional service will be provided as needed.

Even though development is expected in the area, for the purpose of providing, within three years, services substantially equivalent to those in similar areas, and for the purpose of developing a reasonable five year fiscal summary, current development is used when potential revenue and costs are calculated. The use of growth projections would be merely speculative and estimates of quantity and timing would be gross at best. Such changes are too unpredictable for a plan that has to be efficacious for a three year period.

Service costs will go up with development, but so will revenue. Neither can be estimated closely enough for the immediate planning task at hand of evaluating the immediate and short term requirements and impacts of annexation.



MAP IV

PROPOSED DEVELOPMENT

Expansion of Engle Ridge Industrial Park

Storage Area for crushed concrete and asphalt

The Fire Department will respond to this area with fire fighting equipment, materials and personnel just as it does to similar locations in the City. With service already provided immediately north of Country Club, the Fire Department's response time will be within the standards maintained for the City. Service will come from Station #2 at Taylor and Brooklyn and Station #5 on Bluffton Road at Old Trail Road. Since Fort Wayne has a lower fire rating than Wayne Township, some property owners will experience a savings of roughly $26 a year in fire insurance.

This particular annexation will not require a new fire station in the western part of Fort Wayne, nor additional personnel and equipment. The only costs will be the operating costs listed below[1]:

ITEM	COST
Postage	$1.00
Printing	5.00
Photography	2.00
Maintenance	8.00
Gasoline	20.00
Tires & Tubes	2.00
Garage & Motor Supplies	3.00
Diesel Fuel	14.00
Repair Parts	23.00
Medical	65.00
TOTAL	$143.00

These items will be funded through the General Fund.

3. Emergency Medical Service (EMS)

Upon annexation EMS will provide full service to the area. This includes help for victims of heart attacks, automobile and other accidents, and to others needing immediate attention. On certain runs, the Fire Department will provide extra assistance. Response time for this area will be within the range considered acceptable for such service and ought to be nearly the same as that for the adjacent areas to the north and east that are in the City.

Using a per capita impact analysis method, the following costs can be attributed to this annexation.[2] No additional Emergency Medical Technicians will have to be hired; but this

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[1] Calculated using housing density and average run figures.

[2] In 1977 EMS made roughly .08 runs per person in Fort Wayne. Country Club would generate approximately 29 additional runs a year.

ESSENTIAL SERVICES

1. Police

The Country Club annexation area will receive police protection immediately upon annexation. This service generally includes the prevention and detection of criminal activity, the apprehension of criminal offenders, assistance for those who cannot care for themselves or are in danger of physical harm , the resolution of day to day conflicts among family, friends and neighbors, and the creation and maintenance of a feeling of security in the community. The Police Department participates in court procedings and the protection of constitutional guarantees. It is also responsible for the control of traffic and the promotion and preservation of civil order.

The Police Department will keep track of the amount of personnel and equipment needed to serve the annexation area. The Chief of Police will study the manpower allocation in the Department and will assign personnel where needed. Manpower will be allocated in such a way that high priority response time will be approximately three (3) minutes which is standard for the City.

Using a per capita method for assessing the impact of population additions upon the need for police and equipment, the following requirements result.[1]

ITEM	COST
0.1981 of a vehicle (veh., gas, parts)	$2,080.05
0.1981 of a port. radio (cap. costs)	267.44
0.6017 of a police officer	$8,978.34
0.0434 of a civilian	364.56
0.0642 of a communication officer	957.97
Maintenance & upkeep of comm. equip.	110.69
	$12,759.05[2]

Funding for these items will come from local taxes although any funds allocated to the General Fund can be used.

2. Fire

The Fort Wayne Fire Department will provide service to the Fort Wayne Country Club annexation area immediately upon annexation. Fire Department services include the suppression of fire, fire prevention education, and fire inspections of churches and all commercial establishments.

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[1] The Department has 1.688 officers per 1,000 population. This ratio is applied to the population estimate of 357 persons in the Country Club annexation area.

[2] with fringe benefits for additional personnel: $14,829.22.

equipment will be needed. Payment of street line painting and a fire alarm will also be required. These costs are listed below:

ITEM			COST	
SIGNAGE	SIZE	NUMBER	@COST	TOTAL COST
Speed Limit-40	24" x 30"	4	17.70	$70.80
Speed Limit-30	24" x 30"	2	17.70	35.40
Speed Limit-35	24" x 30"	4	17.70	70.80
Begin	9" x 24"	1	8.20	8.20
Street Name(set)	6" x 30"	6	30.80	184.80
Stop Ahead	30" x 30"	6	22.95	137.70
Stop	30" x 30"	8	22.95	183.60
4-Way	6" x 12"	4	5.50	22.00
No Truck Symbol	24" x 24"	3	14.85	44.55
Sub Total		32		$757.85
POSTS				
21' 31b		26	19.20	499.20
12' 21b		3	13.80	41.20
Sub Total		29		540.40
LABOR				132.83
FIRE ALARM				
Labor & Material		1		1,500.00
TOTAL (initial costs)				$3,131.08

ANNUAL PAINT PROGRAM

10,080'	Painting 1 center-line and 2 edge lines at 4.7¢ per foot	473.76
TOTAL (operating costs)		$473.76

These expenses can be paid through the General Fund, the Motor Vehicle Highway Fund or Revenue Sharing. (see the Financial Summary)

Several intersections in the Country Club annexation area require traffic signals. These are at the corners of arterials and in all likelihood will be done as part of major street improvement projects. Therefore, funding will be part of the capital improvements funding which will come from a non-local property tax fund such as Federal Aid Urban (FAU) or Local Roads and Streets (LR&S).

annexation will have a slight impact on the overall need for such personnel. Therefore, personnel costs are included below. No new ambulances will be required. Expected costs are:

ITEM	COST
Salaries	$64.15
Postage	.07
Traveling	.18
Telephone and Telegraph	.15
Instruction	.91
Printing	.15
Repair of Equipment	1.81
Personnel Services	1.89
Gasoline	1.81
Oil	.03
Tires and Tubes	.27
Other Garage and Motor Supplies	.09
Household, Laundry and Cleaning	.15
Other Institutional & Med. Supplies	1.46
Official Records	.11
Stationary and Printing	.07
Other Office Supplies	.13
Repair Parts	.63
Clothing Allowance	.18
Subscriptions and Dues	.02
Furniture and Fixtures	.02
Motor Equipment	2.90
Office Equipment	.05
TOTAL	$77.23[1]

These items will be paid for through the General Fund.

4. Solid Waste Collection

Under the terms of the present contract with National Serv-All, the cost of solid waste collection to the City is $34.89 per household per year. Duplex units count as one household. With 84 single family units and 30 duplex units, the total cost will be $3,454.11 per year to the Civil City General Fund. Prior to annexation individual property owners contract independently for solid waste collection.

5. Traffic Control

Six months after annexation the traffic control services provided the Country Club area should be comparable to those provided the rest of the City. All physical improvements will be done within 3 years. This involves the installation and maintenance of traffic control devices such as stop lights and control signs, traffic surveys, investigations and fire alarm systems.

The Traffic Engineering Department will not require additional personnel to perform these services, but additional

[1] This is $90.06 when fringe benefits are included.

Michigan. Upon annexation, these become entirely the City's responsibility.

The cost of providing standard lighting is borne by the City of Fort Wayne's Street Lighting Funds. When an arterial project is done, appropriate street lighting is often included with the cost covered by the involved capital improvement account. Federal Aid Urban and Local Road and Streets funds are the probable sources. Ardmore is the most likely street for such treatment. If residents along residential streets desire ornamental lighting, they must pay the difference between the cost of standard and ornamental lighting. In all these cases the City pays the operating costs.

Lighting other than at intersections will require resident petitions or arterial street improvement programs. Petitions will be treated equally with those from other areas: priority will be assigned on the basis of need and filing date and implementation as local street lighting funds allow.

Arterial development along Ardmore is being proposed which would probably include appropriate street lighting. Other arterial lighting projects will be undertaken in accord with the City's regular capital improvement programming process.

Listed below are the needs & costs of lighting the entire Country Club area:

ITEM	COST	
CAPITAL		
153 Lights and Poles	$650.00 each	$99,150.00
OPERATING		
Maintenance		
153 Lights & Poles	8.67 each	$ 1,326.51 per year
Energy		
153 Lights & Poles	7.25 each	$ 1,109.25 per year
TOTAL OPERATING COST		$ 2,435.76 per year

These are maximum costs as some lights have been installed at intersections along Covington. Capital costs will be from local funds or Revenue Sharing but arterial development on at least Ardmore is likely. Operating costs have been paid by City Utilities and the Civil City, but this will change to total City Utilities funding in 1979. Furthermore, Covington and Engle are potential roads for arterial improvements.

Signalization needs & costs for intersections in the Country Club area are discussed below:

INTERSECTIONS

Ardmore and Engle:

A temporary signal is being installed prior to annexation. This intersection will probably be improved in roughly five years or longer as part of the development of the Ardmore corridor. Funding would be from FAU or similar fund and not local property taxes. The cost of signalization would be $40,000. This intersection is already partially within the jurisdiction of the City.

Ardmore and Covington:

This intersection requires major capital improvements before signals could be installed. This would be done as a part of the Ardmore corridor and would be funded in the same way. Implementation is roughly five years or more away. The cost of a traffic signal would be $40,000.

Smith and Covington:

Signalization should be installed within five years. Since a pavement improvement is required, LR & S is the most likely source of funding. The cost of a traffic signal would be $35,000. The City already has partial responsibility for this intersection.

6. Street Lighting

Street lighting is obtained by the petitions, and often financial participation, of affected property owners. The City does have a policy of providing at least one light at every intersection in the City. Lighting is also often installed as part of arterial street improvements.

The City has already installed lighting at the intersections along Covington Road adjoint to the annexation area. There are an additional seven (7) intersections in the annexation area that would be lighted after annexation. This, of course, depends upon the availability of funding; but Country Club would be treated equally with other areas in the City and would enter the list of areas to receive intersection lights. The lights would cost $4550 with a yearly maintenance and energy cost of $111.44 a year.

Standard lighting for the entire area may be acquired by petition of property owners or as part of an arterial street improvement program. This would require 153 lights at a cost of $99,150.00 and a yearly operating cost (energy and maintenance) of $2,435.76. This figure includes the intersection lights already along Covington and the others needed for intersections in the area. Although part of Covington is already in the City, the entire expense for lighting is included in the estimate as annexation brings the entire area along Covington under City control. Also included are the present lights residents rent from Indiana and

Streets added by new development will be the construction responsibility of the developer.

8. Parks

The Park Department makes available all existing municipal park facilities and services to the residents of the Fort Wayne Country Club area. This includes, but is not limited to, swimming pools, ball diamonds, picnic facilities, Day Camp, golf courses, indoor and outdoor ice skating facilities.

At this time, there are no plans for constructing parks in the Country Club annexation area as the current need does not require it.

Should the area develop residentially street trees could be planted at 40 foot intervals at $25.00 a tree. This will only occur as the need develops and if funding from the Park General Fund, or some other fund allows it.

The minimum costs for Country Clubs are:

ITEM	COST	
Intersection Lights		
7 lights and poles	$650.00 each	$4550
Operating	$15.92 each	$111.44 a year

Lights required by new development will be the installation responsibility of the developer.

7. Streets and Roads

The annexation of the Fort Wayne Coutry Clug area would add 2.5 miles of arterial and collector roads and 1.5 miles or residential roads. The streets, their classifications and their conditions are:

Street	Classification	Condition
Ardmore Avenue	Arterial	Excellent
Covington Road	Arterial	Fair
Nuttman Avenue	Collector	Fair
Smith Road	Collector	Fair
Rousseau Avenue	Residential	Poor
Westbury Drive	Residential	Poor
Forest Ridge Drive	Residential	Fair
Freeman Street	Residential	Fair
Garden Street	Residential	Fair

The cost of meeting City specifications for the streets that are in poor or fair condition would be $2,291,000. Approximately $600,000 is for improving residential streets and $1,691,000 is for the arterials and collectors. Included in these costs are the rebuilding of the streets, sidewalks, and the provision of storm sewers. Additional Street Engineering personnel will not be required.

Arterials and often collectors are improved with funding from accounts such as Federal Aid, Urban or Local Roads and Streets. Residential streets are improved upon the petitioning of residents with funding being split 75% property owner and 25% City. The City share can come from Motor Vehicle Highway funds or other revenue. Upon petitioning Street Engineering will prepare preliminary plans and cost estimates. The project will go onto a list of residential street improvement projects and will be constructed as funds become available. Unimproved streets will be chip and sealed as part of the City's street maintenance effort.(See Planning Section)

General street maintenance includes snow and ice removal, mowing along the roadside, leaf pick-up, and surface maintenance. The average cost is $2,500 per mile of street, so Country Club streets and roads would cost roughly $9,125 a year to maintain.

requires others to pay their share of the initial construction costs when they desire service (within fifteen (15) years). When these shares are collected by the Utility, they are paid back to the parties initially funding the main.

A bonding procedure may be used to assist property owners in paying the cost of constructing mains adjacent to their property. The property owners benefiting from the project can spread the cost over ten (10) years. This is similar to the Barrett law procedure used for street, sidewalk and alley pavements, and sewer construction.

If, due to a Master Plan or other desire of the Utility, a main is installed larger than required by the property owners immediately involved, the cost of the extra sizing (oversizing) is paid for by the Utility.

Customers outside of the city limits are charged a 35% surcharge on their water bills. This charge would be dropped upon annexation. In the Country Club area this would result in a $2,150.00 annual reduction in Utility revenues.

B. FIRE HYDRANTS

The Civil City of Fort Wayne pays the Water Utility $115.64 annually for each fire hydrant located within the city. Upon annexation the Civil City will pay the Utility $578.20 a year for the five hydrants in the Country Club annexation area. After annexation, as fire hydrants are installed, the city will be billed an annual fee of $115.64 for each hydrant.

C. SANITARY SEWERS

At this time sewers are provided to the area on the east edge of the Country Club area along Freeman. Otherwise, there is no sewer service in the area. Part of the annexation is within the Diversified Utilities Franchised Area which gives Diversified the exclusive right to service that area.

Service can be provided to the Country Club area by extending the sewer lines shown on MAP VI. However, as required by law , residents and other users in the area have to petition to have sanitary sewers installed to serve their property. It would normally take 18 to 21 months after the process is initiated for engineering, construction and the acceptance of the system into the City Utilities sewage system for maintenance and operation to occur. Residents can pay for the project with cash or Barret Bonding which allows for payment over 10 years at 6% interest. Residents have 90 days after installation of a line contiguous to their property to hook up to the sewer.

D. STORM SEWERS

The City does not provide storm sewers to areas outside the City. Once Country Club is annexed the residents can petition for storm sewers.

UTILITIES

Water and sewer service are provided by the Fort Wayne City Utilities. These services are paid for with user charges and tap fees and not through Civil City property tax revenues. There are instances where certain system improvements, to the Sewage Treatment Plant for example, can be funded with special grants, such as those from EPA; but, the cost of extending service to residents of Country Club will be borne by those residents through direct charges. Thus, property owner involvement is required in the provision of services. City Utilities does, however, have the capacity and facilities for extending water and sewer to the area.

A. WATER

A substantial portion of the Country Club area is already served with City water through mains constructed since 1935. This includes approximately 78 residential and 16 commercial customers. There are an additional 45 residences in the area. They can be served directly from the existing mains if the property is adjacent to these mains, or by additional distribution mains extended from existing distribution and/or feeder mains already in the area. Map V shows the distribution mains that would have to be constructed to serve the balance of the platted streets within the area.

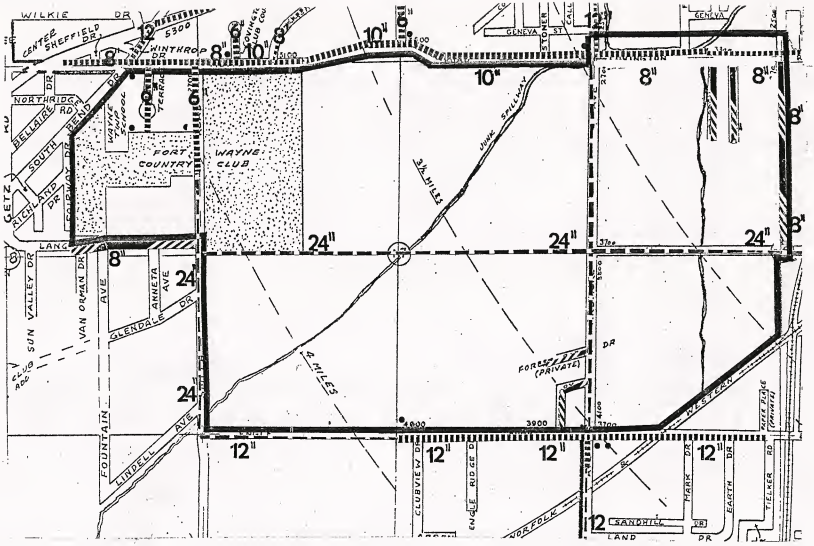
Construction of various feeder mains, through or adjacent to this annexation area, will be necessary to provide direct service to property owners in the area aside from those referred to above, and/or to provide adequate service to areas beyond this area. Such feeder mains are a part of the Master Plan for Fresh Water Supply and Distribution for the Fort Wayne-New Haven-Allen County Metropolitan area. (See Map V) They are included in a proposed five year plan for capital improvements which is a confirmation of the view that the Country Club area is appropriate for adjacent growth and is needed for the future development of Fort Wayne.

Scheduling of the implementation of elements of this plan will be geared to meet the needs as they develop. Current needs can be met with the existing feeder main system.

Feeder mains are funded out of the cash reserves of the utility or out of the sale of revenue bonds. The exact source is determined once construction cost estimates are made.

Distribution mains to be constructed in this area to meet the needs of the platted streets, as well as those needed in the future, will be considered for construction once the affected property owners petition for their installation, and once the mechanics of funding are established. This is the standard procedure throughout the water service area.

Generally, distribution mains are paid for on a cash basis by the property owners who will directly benefit. A recorded contract



Map: V

City Water Facilities

Boundary of Annexation Area
Present Water Mains and Sizes
Present Fire Hydrants •
Proposed Feeder Mains
Proposed Distribution Mains - as required
Scale: 1" = 1320'

In this area storm sewers would most likely be a part of street reconstruction although that is not a requirement. The costs shown in the Streets and Roads section of this report include storm sewers.

Financing generally follows the same pattern as that used for the street improvement. For residential streets the split is 75% property owner and 25% city. Funding for arterials comes entirely from tax revenue which includes LRS, MVH, Property Tax, Revenue Sharing and other Federal funding. The Streets and Roads section of this report describes this in greater detail for the Country Club area.

FINANCIAL SUMMARY

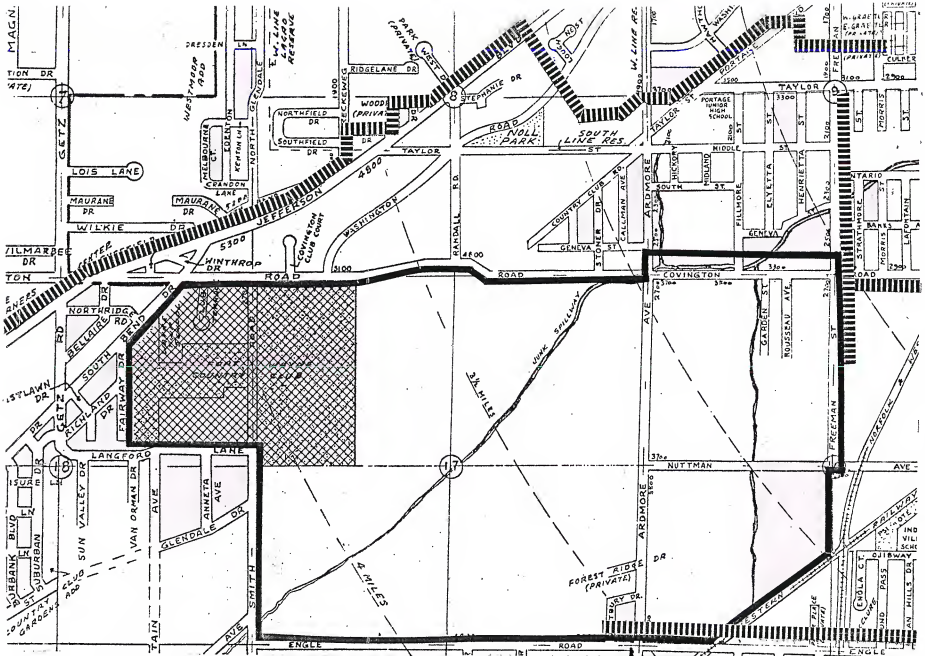
A. Revenue

The assessed valuation for the Fort Wayne Country Club area was determined by obtaining the assessed valuation of each piece of property from the Real Property Master File Status and the Wayne Townships Assessor's Office. The total land and real estate value for the total annexation area is $1,646,326. Since certain property owners are eligible for a $1,000 mortgage exemption and there are 84 such cases, $84,000 is deducted from the $1,646,326 assessed valuation. Thus, $1,562,326 is the amount which determines the revenues derived from City taxes. The official City tax rate for 1978 is $3.78 per $100 of the assessed valuation. Therefore, the City would receive $59,055 (1978 figure) from the assessed values of the Fort Wayne Country Club area.

Fund	Tax Rate	1978 Money Allocated
General	$2.415	$ 37,795.20
Sewer Relief	.046	708.66
Fine Arts	.008	124.02
Fire Pension	.287	4,488.18
Police Pension	.289	4,488.18
Sanitary Off. Pen.	.015	230.31
Park General	.542	8,444.36
Redevelopment Gen.	.021	324.80
1975 Street Bond	.109	1,712.59
Redevelop. Bond	.026	407.48
Street Lighting	.009	135.83
New Police Pen.	.009	135.83
New Fire Pension	.004	59.06
	$3.780	$59,055.00

The money allocated into the various funds above are only speculative. As the assessed valuation of Fort Wayne increases (i.e. by annexation) the General Fund's proportion of the tax rate may increase while the other funds decrease proportionately. The General Fund's allocation shown above may be larger than depicted.

Several other sources of revenue for the City are based upon population. A few are the Motor Vehicle Highway Tax, Alcoholic Beverage Gallonage Tax, Cigarette Tax, and Cumulative Capital. The table below gives an estimate of the monies to be received.



MAP: VI

SEWER SERVICE AREA

Boundaries of Annexation Area

Existing City Utilities Sewers which could be extended to serve the Country Club area

Diversified Utilities Franchised Area

Utility costs are not reported here as they are paid for by property owners through Tap Fees and Service Charges. They are expenditures of the City Utility, spearate from the Tax Revenue related expenditures of the Civil City. They can occur separately from annexation. Thus, the cost of sewer and water distribution mains and water capital improvements, such as the $82,000 for the Ardmore Main, are not shown below.

Service	Capital Cost	Operating Cost[1]
Police	$ 267.44	$14,551.78 a year
Fire	-----	143.00
EMS	-----	90.06
Solid Waste Collection	-----	3,454.11
Traffic Control	3,131.08	473.76
Signalization:		
-Total	115,000.00	
-Due to annexation only	57,000.00	
Street Maintenance	-----	9,125.00
Street Lighting:		
-Total	99,150.00	2,435.00
-Intersections	4,550.00	111.44
Fire Hydrants		578.20
Streets:		
-Total	2,291,000.00	
-Arterial	1,691,000.00	
-Residential	600,000.00	
-City share of residential	115,000.00	
	(25% of residential)	

C. Five Year Summary

A Five Year Fiscal Summary has been developed to establish the fiscal impact upon the City of this annexation. The costs used are those that the service plans establish are most likely to be incurred. In a sense, they represent the costs of meeting the statutory requirements of providing within three (3) years municipal services substantially equivalent to those provided similar geographic areas in the City.

Police, fire protection, emergency medical service, solid waste collection and traffic control are considered essential for the health and safety of the residents of the area and are street maintenance and the rental of fire hydrants are also automatic with annexation. Expenditures for intersection lights are also included even though they have often been funded with Revenue Sharing. Additional lighting is not, as it is dependent upon petitioning or arterial improvements and cannot be assigned to a five year summary. Street improvements on residential streets are not included since they will be undertaken only with resident participation and petitioning. As expalined earlier, arterial improvements are several years away and will be funded with monies specifically designated for these projects. Signalization will probably be tied to

[1] includes fringe benefits for additional personnel

Revenue Source		Fort Wayne Country Club Population	Total
MVH	$9.37/CAP	357	$3,345
Alcoholic Ga.	1.62/CAP	357	$ 578
Cigarette	1.24/CAP	357	$ 442
Cumulative Cap.	4.62/CAP	357	$1,649
			$6,014

The money received from the Alcoholic Gallonage and the Cigarette Tax is placed in the General Fund. The MVH revenue is placed in its own separate MVH fund. The Cumulative Capital revenue is placed in its own fund or upon approval of the City Council it may be placed in the General Fund.

The amount of money the City receives from Federal Revenue Sharing, the Community Development Block Grant, and the Local Road and Street Fund is related to the City's population. Population is only one element of complex distribution formulas so the direct contribution of Country Club cannot be calculated. Still, the allocations for these funds should enlarge as the annexation increases the City's population.

As the anticipated development takes place, tax revenue will become greater. The timing and size of these changes can not be determined at this time and, therefore, are not included in this revenue analysis.

B. Expenditures

Expenditures reported in the Municipal Services section are summarized here. Capital costs are separated from operating costs. For street construction, the City's share of residential street improvements is separated out from total costs. These are maximum costs as Country Club needs will be treated equally with other needs in the community as the City follows its capital improvements processes. Like street lighting, these projects must follow routine City procedures which often require petitioning, and implementation only upon later availability of funds. All areas in the City where residents request such improvements are handled in this manner.

The costs shown below are based on current development. Some, such as those for police and fire protection, are sensitive to the amount of development in the area. As repeatedly stated in this report, increases due to new development cannot be predicted. Adjustments for new development will be made in the regular City budgeting process.

SUMMARY AND RECOMMENDATIONS

A. Indiana Statutes

For the City to annex an area the area must meet criteria set forth in Indiana's annexation statute, I.C. 18-5-10-25. The Country Club area meets the "needed for future development" section of the statute.

This section stipulates that areas can be annexed to a city if one-fourth (¼) of the area's aggregate boundaries are contiguous to the city's boundaries and if the area can be used by the city for its future development in the reasonably near future. Also, the City must develop a fiscal plan and policy for providing governmental and proprietary services, equivalent to those provided similar areas in the City, to the annexation area within three years of annexation.

The Fort Wayne Country Club annexation area has fifty-seven percent (57%) of its aggregate boundaries contiguous to the corporate limits, thereby meeting the contiguity requirement.

As shown in the Planning section of this report, growth is expected in the Fort Wayne area and the Country Club annexation area is a likely place for it. The area contains 116 acres of industrially zoned land that is not in the flood plain. There is also a portion of land along Ardmore Avenue zoned for residential use that is not in the flood plain. Industrial growth is already occuring in the area and is likely to continue as expected improvements are made to the traffic corridors, especially the development of the Ardmore corridor. Proposed water service improvements along Ardmore will facilitate this growth. Additionally, growth is rapid west of Country Club making it an essential link for the orderly expansion of the City of Fort Wayne.

Finally, the City has developed a fiscal plan and definite policy for providing governmental and proprietary services to the annexed territory. All services and administrative functions of the City of Fort Wayne will be available to residents of the area. The area will receive City services in the same way as elsewhere in Fort Wayne and at standard level.

Police and Fire protection, emergency medical services, solid waste collection, and traffic control services are considered essential for the health and safety of Country Club residents and will be available at standard levels upon annexation. The City will also take over street maintenance, the payment of street lighting energy costs as well as maintenance, and rental fees for fire hydrants.

City Utilities already has the water feeder mains in the area needed for the distribution mains to provide water service to those in the area who are without it at this time. The Utility also has plans for additional feeder mains to serve future need. Sewer mains are available that could be extended to pick up the need in Country Club. These

these projects. Additionally, implementation could easily be more than five years away, even for the intersections (Covington and Smith, for example) that are at least partially in the City. Further development in the area will be required to include streets, sidewalks and lights as needed.

The following table summarizes anticipated costs and revenues. It assumes an annexation effective date after March 1, 1979.

Five Year Expenditure and Revenue Summary[1]

Year	Expenditures	Property Tax Revenue	Population Bases Revenue	TOTAL
1979	$ 3,454.11	---	---	$ -3,454.11
1980	38,599.65	---	$ 6,014.00	-32,585.65
1981	32,364.22	$70,156.00	6,014.00	43,805.78
1982	34,532.62	74,365.00	6,014.00	45,846.38
1983	36,846.30	78,826.00	6,014.00	47,993.70
				$101,606.10

These ratios of expenditure to revenue could change as the area develops and the actual amounts in each category change. Specific alterations cannot be predicted at this time. Nonetheless, from three years after the annexation on, revenues should exceed expenditures.

[1]Expenditures in the first year includes solid waste collection only. All other operating and capital costs are paid for the first time in the second year. In the third year and thereafter, the only costs are operational ones. All costs from the second year on have an inflationary factor of 6.7% included. (Statistical Abstract of the United States, U. S. Department of Commerce, Bureau of the Census, TABLE #700, p. 433, 1976.) If the area is annexed after March 1, 1979, the annexed area will not be assessed until 1980 and revenue would not be collected until 1981. The City of Fort Wayne expects an 8% increase in the Civil City's allowed levy in 1979. There will be no increase allowed in 1980. In 1981 the re-assessment will take effect and an estimated increase of 10% is used. In 1982 and 1983 a conservative figure of 6% is used to determine revenues. These percentage increases are applied to the 1978 figure of $59,055 in property tax revenue.

area residents pay city and county taxes in some cases and only county taxes in others, yet often use the same urban services. Importantly, annexation now of the Country Club area would help prevent this pattern from continuing into the future as development takes place. Finally, annexation would facilitate efficient planning and service delivery for future development.

4. The deficit of income against expense to the City must not be unreasonable:

   As shown in the Financial Summary, five years after annexation Fort Wayne will receive approximately $101,606.10 from this annexation.

5. The City must desire to annex the area:

   The Fort Wayne Country Club annexation area is a logical extension of the City as it is fifty-seven percent (57%) contiguous, is likely to experience rapid future development, and is a vital link with urbanized areas further west. Annexation of this area should help the city preserve a solid tax base as urban growth continues.

Based upon the study of the Fort Wayne Country Club area as it relates to Indiana Annexation Statutes, the development of a fiscal plan for service delivery to the area, and an evaluation of Fort Wayne annexation policies, the Department of Community Development and Planning recommends that this area be annexed to the City of Fort Wayne.

extensions, as well as the building of water distribution mains, will be constructed when property owners desiring the service petition for it. This is the standard method for meeting the specific needs of residents and property owners in the utility service area.

Street and street lighting improvements will be provided on the basis of need, community priority, funding availability, and property owner petitioning and participation as described in the municipal services section of this plan. Service provision will be in accordance with the regular City capital improvement planning and implementation process.

The Financial Summary shows the costs of providing these services. The cost of the services needed to meet City standard when the service is directly provided is compared to revenue. Services that depend upon property owner petitioning, primarily capital improvements for streets and lighting along with sewer and water, are not included. These are expenditures that cannot be determined until the petitions enter and emerge from the routine City process. They are maximum costs. Country Club will, however, be treated on equal footing with other areas in the City with regard to the provision of these services.

B. Fort Wayne's Annexation Policy

The Fort Wayne City Council has considered annexation criteria in addition to those of Indiana Statutes.

1. The area proposed for annexation must have a unity of interest with the municipality:

   The Fort Wayne Country Club annexation area already contains development that is part of the urban community. After proposed capital improvements take place, the area could experience rapid development which would also be a part of the urban community. Being fifty-seven (57%) contiguous to the City, Country Club is a natural extension of the City.

2. The advantages to the proposed annexation must outweigh the disadvantages:

   Businesses and residents in the area will experience an increase in taxes. This increase will be offset by the provision of municipal services and by the community benefit of a more equitable tax system and stronger Fort Wayne.

3. The advantages to the City must outweigh the disadvantages:

   The City would grow with the urban area, thereby preserving a strong tax base and the ability to provide adequate services. Annexation of this area would eliminate already existing tax inequities created by having urban

ROLL CALL FOR PUBLIC HEARING X-77-05-22

~~PROCEEDINGS OF THE COMMON COUNCIL~~

~~IN~~ _____ ~~SESSION~~

Monday, October 23, 19 78

CITY OF FORT WAYNE, INDIANA
JOURNAL OF THE PROCEEDINGS
OF THE COMMON COUNCIL

The Common Council of the City of Fort Wayne met in the Council Chambers _____ evening _____ A.D., 19____, in _____ Session. President _____ in the chair, and _____ Clerk, at the desk, present the following members _____ viz:

6/3

BURNS X, HINGA X, HUNTER X,

MOSES A, NUCKOLS X, DONALD SCHMIDT A,

VIVIAN SCHMIDT A, STIER X, TALARICO X,

ABSENT _____

COUNCILMAN _____, _____, _____,

_____, _____, _____,

The invocation was given by _____

_____

Received report from the City Controller for the month of _____, 19____. Motion made and carried that report be made a matter of record and placed on file.

The minutes of the last Regular _____, 19____,

_____, 19____,

Special _____, 19____,

Session having been delivered to the Council, were, on motion, approved and published.

THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

room 122

donald j. schmidt

councilman, 2nd district

October 23, 1978

To the Common Council
Fort Wayne, IN

Gentlemen and Mrs. Schmidt:

I will be unable to attend the Annexation Hearing, because I teach class this evening.

Respectfully yours,

Donald J. Schmidt
Councilman 2nd, District

AN EQUAL OPPORTUNITY EMPLOYER

© F.W.B.C. 1974

Admn. Appr. _____

DIGEST SHEET

REV TITLE OF ORDINANCE Annexation X-77-05-22

DEPARTMENT REQUESTING ORDINANCE Community Development Planning -Division
Long Range Planning & Zoning

SYNOPSIS OF ORDINANCE Ordinance annexing certain territory to the City of Fort Wayne

EFFECT OF PASSAGE To be explained after City Plan Commission develops written report on proposed area.

EFFECT OF NON-PASSAGE To be explained after City Plan Commission develops written report on proposed area.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) To be explained after City Plan Commission develops written report on proposed area.

ASSIGNED TO COMMITTEE (J.N.) Annexation

THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

room 122

charles w. westerman, clerk

October 11, 1978

Ms. Virginia Grace
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Grace:

Please give the attached full coverage on the dates of October 14 & October 21, 1978, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, Indiana

Bill No. X-77-5-22
Annexation Ordinance
(Country Club Annexation)

Please send us five (5) copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely,
Charles W. Westerman

Charles W. Westerman
City Clerk

CWW/ne
ENCL: 1

© F.W.B.C. 1974

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Common Council of the City of Fort Wayne, at the Council Chambers, Room 126, in the City-County Building, Fort Wayne, Indiana, on Monday, the 23rd day of October, 1978, at 7:30 o'clock P.M., Eastern Standard Time, will hold a public hearing on Bill No. X-77-05-22, being AN ORDINANCE annexing certain territory to the City of Fort Wayne, and including the same in Councilmanic District #4 - Country Club Annexation (Covington Road to the north - Freeman Street to the east - Engle Road to the south - Smith and South Bend Drive to the west)

Copies of said Bill No. X-77-05-22 will be post in the following public places in Fort Wayne, Allen County, Indiana

(a) the main floor lobby of the City-County Building

(b) the bulletin board in the lobby at the east door of the Allen County Court House

(c) the bulletin board in the lobby of the Downtown Fort Wayne Public Library

Copies of said proposed ordinance will also be available for reading in the following public places in Fort Wayne, Indiana

(a) the Reference Room in the north end of the main floor in said Downtown Fort Wayne Public Library

(b) the Journal of the Common Council Proceedings in the Office of the City Clerk of Fort Wayne, Indiana, Room 122, City-County Building, Fort Wayne, Indiana

Charles W. Westerman
City Clerk

I, Charles W. Westerman, Clerk of the City of Fort Wayne, Indiana, fulfilled and posted the above Ordinance in the designated places as stated above on October 16, 1978

Charles W. Westerman
Charles W. Westerman
City Clerk

Form Prescribed by State Board of Accounts

General Form No. 99 P (Rev. 1967)

Common Council of Fort Wayne
(Governmental Unit)

To JOURNAL-GAZETTE Dr.

Allen County, Ind.

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) — number of equivalent lines		
Head number of lines		1
Body number of lines		49
Tail number of lines		2
Total number of lines in notice		52

COMPUTION OF CHARGES

52 lines, 1 columns wide equals 52 equivalent lines at .259¢ cents per line	$ 13.47
Additional charge for notices containing rule or tabular work (50 per cent of above amount)	
Charge for extra proofs of publication (50 cents for each proof in excess of two)	1.50
TOTAL AMOUNT OF CLAIM	$ 14.97

DATA FOR COMPUTING COST

Width of single column 9.9 ems — Size of type 5½ point

Number of insertions 2 — Size of quad upon which type is cast 5½

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Arvilla DeWald

Date October 21, 19 78 — Title CLERK

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Charles W. Westerman
City Clerk

10—14, 10—21

CH COPY OF
SEMENT HERE

PUBLISHER'S AFFIDAVIT

State of Indiana } ss:
ALLEN County }

Personally appeared before me, a notary public in and for said county and state, the undersigned ARVILLA DEWALD who, being duly sworn, says that she is CLERK of the JOURNAL-GAZETTE a DAILY newspaper of general circulation printed and published in the English language in the city (town) of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 times, the dates of publication being as follows:

10/14-21/78

Arvilla DeWald

Subscribed and sworn to before me this 21st day of October 19 78

Notary Public

My commission expires September 28, 1979

Form Prescribed by State Board of Accounts

Common Council of Fort Wayne (Governmental Unit)

Allen County, Ind.

To THE NEWS-SENTINEL Dr.

FORT WAYNE, INDIANA

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V. E. Gerken

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City Clerk

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10--14, 10--21

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